

CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- October 18, 2019
121 N. LaSalle Street- City Council Chambers- 2nd Flr.

Approval of the minutes from the September 20, 2019 regular meeting of the Board.
Approval of the agenda for the October 18, 2019 regular meeting of the Board.

9:00 A.M.

504-19-Z	ZONING DISTRICT: RT-4	WARD: 27
APPLICANT:	Chicago Elite Developers, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1107-09 W. Chestnut Street	
SUBJECT:	Application for a variation to reduce the rear yard setback from the required 30' to 21.4' for a proposed detached four car garage with a roof deck which will serve a proposed three-story, four dwelling unit building.	

505-19-Z	ZONING DISTRICT: RT-4	WARD: 27
APPLICANT:	Chicago Elite Developers, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1107-09 W. Chestnut Street	
SUBJECT:	Application for a variation to relocate the required 312 square feet of rear yard open space to the roof of a proposed detached garage that will serve a proposed three-story, four dwelling unit building.	

506-19-Z	ZONING DISTRICT: RT-4	WARD: 27
APPLICANT:	Chicago Elite Developers	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1111-13 W. Chestnut Street	
SUBJECT:	Application for a variation to reduce the rear yard setback from the required 30' to 21.4' for a proposed detached four car garage with roof deck which will serve a proposed three-story, four dwelling unit building.	

507-19-Z	ZONING DISTRICT: RT-4	WARD: 27
APPLICANT:	Chicago Elite Developers	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1111-13 W. Chestnut Street	
SUBJECT:	Application for a variation to relocate the required 312 square feet of rear yard open space to the roof of a proposed detached four car garage which will serve a proposed three-story, four dwelling unit building.	

508-19-Z	ZONING DISTRICT: RM-5	WARD: 27
APPLICANT:	Timothy M. Barrett	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1625 N. Mohawk Street	
SUBJECT:	Application for a variation to reduce the rear setback from the required 19.6' to 0.29', north setback from 2' to 1.79', (south to be 3.73'), combined side setback shall be 5.52' for a rear two-story addition with an attached two car garage with roof deck that shall be accessed from the new second story.	
 509-19-Z	 ZONING DISTRICT: RM-5	 WARD: 43
APPLICANT:	Timothy Barrett	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1625 N. Mohawk Street	
SUBJECT:	Application for a variation to relocate the required 88.2 square feet of rear yard open space to a proposed attached garage with roof deck which will serve the new single family residence being deconverted from a two dwelling unit building .	
 510-19-Z	 ZONING DISTRICT: RS-2	 WARD: 10
APPLICANT:	Favian Calleros	
OWNER:	Same as applicant	
PREMISES AFFECTED:	13119 S. Avenue N	
SUBJECT:	Application for a variation to reduce the rear setback from the required 34.72' to 6.81' for a proposed second story addition and a front two-story addition to the existing one-story, single family residence.	
 511-19-Z	 ZONING DISTRICT: RM-5	 WARD: 46
APPLICANT:	Skymaster, LLC	
OWNER:	3627 N LSD, LLC	
PREMISES AFFECTED:	3726-28 N. Lakeshore Drive	
SUBJECT:	Application for a variation to reduce the north side setback from the required 5' to zero for a proposed four-story, thirty-six dwelling unit building with thirty-six parking spaces at ground level.	
 512-19-Z	 ZONING DISTRICT: RM-5	 WARD: 46
APPLICANT:	Skymaster, LLC	
OWNER:	3627 N LSD, LLC	
PREMISES AFFECTED:	3726-28 N. Lakeshore Drive	
SUBJECT:	Application for a variation to eliminate the one required loading berth for a proposed four-story, thirty-six dwelling unit building with thirty-six parking spaces at ground level.	

513-19-Z	ZONING DISTRICT: RM-5	WARD: 46
APPLICANT:	Skymaster, LLC	
OWNER:	3627 N LSD, LLC	
PREMISES AFFECTED:	3726-28 N. Lakeshore Drive	
SUBJECT:	Application for a variation to reduce the rear yard open space from the required 1,296 square feet to zero for a proposed four-story, thirty-six dwelling unit building with thirty-six parking spaces at ground level.	
514-19-Z	ZONING DISTRICT: RM-5	WARD: 28
APPLICANT:	Fox Team, LLC, Fox 3846, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3846 W. Adams Street	
SUBJECT:	Application for a variation to reduce the rear setback from the required 36.43' to zero, east setback from 2.26' to zero (west to be zero), combined side setback from 5.67' to zero for a proposed rear fence with rolling gate at 10.75' in height to serve the existing two-story residential building.	
515-19-S	ZONING DISTRICT: M3-2	WARD: 41
APPLICANT:	Groot Industries, Inc.	
OWNER:	Groot Industries, Inc. / Illinois State Toll Highway Authority	
PREMISES AFFECTED:	6747 Elmhurst Road	
SUBJECT:	Application for a special use to establish a 38,788 square feet new transfer station building including office/ mechanical space and a 128 square foot new scale house.	
516-19-S	ZONING DISTRICT: M3-2	WARD: 41
APPLICANT:	Groot Industries, Inc.	
OWNER:	Groot Industries Inc. / Illinois State Toll Highway Authority	
PREMISES AFFECTED:	6747 Elmhurst Road	
SUBJECT:	Application for a special use to establish a modified transfer station building.	
517-19-Z	ZONING DISTRICT: M3-2	WARD: 41
APPLICANT:	Groot Industries, Inc.	
OWNER:	Groot Industries, Inc. / Illinois State Toll Highway Authority	
PREMISES AFFECTED:	6747 Elmhurst Road	
SUBJECT:	Application for a variation to permit ornamental fencing to be installed at the property line instead of 5' back, install evergreen trees 6' in height instead of the required 2.5' in caliper trees within the landscape setback, reduce the interior landscape from 21,115 square feet to 17, 595 square feet, reduce the number of interior trees from 201 to 17. Applicant is providing alternative treatments with landscape setbacks.	

518-19-S	ZONING DISTRICT: B3-2	WARD: 47
APPLICANT:	Derrig Montrose, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2424 W. Montrose Avenue	
SUBJECT:	Application for a special use to establish residential use below the second floor for the proposed conversion of an existing two-story building to a mixed use building with retail and fifteen residential units.	

519-19-S **ZONING DISTRICT:** B3-2 **WARD:** 7
APPLICANT: Larba F. Fabumi
OWNER: BSD Realty Essex, LLC
PREMISES AFFECTED: 2449 E. 79th Street
SUBJECT: Application for a special use to establish a hair salon.

520-19-S **ZONING DISTRICT:** B3-1 **WARD:** 27
APPLICANT: Gnagna Camara dba Leru African Shop Corp.
OWNER: Same as applicant
PREMISES AFFECTED: 3515 W. Chicago Avenue
SUBJECT: Application for a special use to establish a hair salon.

521-19-S	ZONING DISTRICT: RM-6.5	WARD: 43
APPLICANT:	Make it Special, LLC	
OWNER:	Mansueto Belden Stratford, LLC	
PREMISES AFFECTED:	2300 N. Lincoln Park West	
SUBJECT:	Application for a special use to expand an existing residential support services restaurant that is 7, 580 square feet and located on the ground floor of an existing residential building with ground floor commercial use and one hundred seventy-three dwelling units above.	

522-19-S	ZONING DISTRICT: RM-6.5	WARD: 43
APPLICANT:	Make it Special, LLC	
OWNER:	Mansueto Belden Stratford, LLC	
PREMISES AFFECTED:	2300 N. Lincoln Park West	
SUBJECT:	Application for a special use to establish residential support services outdoor patio in conjunction with a 7,580 square foot restaurant that is located on the ground floor of an existing residential building with ground floor commercial use and one hundred seventy-three dwelling units.	

523-19-Z	ZONING DISTRICT: C2-5	WARD: 27
APPLICANT:	Chicago 925 Investment Partners, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	925 W. Chicago Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 30' to 18.65' for a proposed rooftop sunroom addition to an existing three-story, thirty-six unit mixed use building.	

529-19-Z	ZONING DISTRICT: RM-5	WARD: 4
APPLICANT:	Sam Young	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3541 S. Calumet Avenue	
SUBJECT:	Application for a variation to reduce the north and south side setbacks from the required 2.11' each to zero, combined side setback from 5.28' to zero, rear setback from 15.12' to 2.92' for a proposed three-story, single family residence with rear 3rd story roof deck and attached two- car garage.	
 530-19-Z	 ZONING DISTRICT: RM-5	 WARD: 4
APPLICANT:	Sam Young	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3541 S. Calumet Avenue	
SUBJECT:	Application for a variation to relocate the required 74.84 square feet of rear yard open space to a deck or patio to a proposed roof deck which is more than 4' above grade for a proposed three-story, single family residence with rear third story roof deck and attached two-car garage.	
 531-19-S	 ZONING DISTRICT: B1-2	 WARD: 40
APPLICANT:	Alan Coyle	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2759 W. Lawrence Avenue	
SUBJECT:	Application for a special use to establish residential use below the second floor for a proposed four-story, six dwelling unit building with a detached six car garage with roof deck and elevated walkway for access to the roof deck.	
 532-19-Z	 ZONING DISTRICT: B1-2	 WARD: 40
APPLICANT:	Alan Coyle	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2759 W. Lawrence Avenue	
SUBJECT:	Application for a variation to reduce the rear setback for a rooftop stair enclosure from the front building line from 20' to 15.12', the rear setback from 30' to 2' for a proposed four-story, six dwelling unit building with roof deck, roof top stair enclosures and detached six car garage.	
 533-19-S	 ZONING DISTRICT: C1-2	 WARD: 40
APPLICANT:	Misericordia Homes	
OWNER:	Same as applicant	
PREMISES AFFECTED:	6130 N. Ravenswood Avenue	
SUBJECT:	Application for a special use to establish a drive-through facility to serve a proposed three-story, food service manufacturing facility with retail of goods produced on-site.	

534-19-Z	ZONING DISTRICT: C1-2	WARD: 40
APPLICANT:	Misericordia Home	
OWNER:	Same as applicant	
PREMISES AFFECTED:	6130 N. Ravenswood Avenue	
SUBJECT:	Application for a variation to reduce the front east setback from the required 7.5' to zero, reduce the south setback from 3' to zero for a proposed drive through facility to serve a proposed three-story food service manufacturing building with retail of goods produced on-site.	
 535-19-Z		
APPLICANT:	Misericordia Home	
OWNER:	Same as applicant	
PREMISES AFFECTED:	6130 N. Ravenswood Avenue	
SUBJECT:	Application for a variation to eliminate the required 10' x 25' loading berth that would serve a proposed three-story food service manufacturing building with retail of goods produced on site.	
 536-19-Z	ZONING DISTRICT: C2-2	WARD: 32
APPLICANT:	Yaz & Cam dba Granero	
OWNER:	Raul Perez	
PREMISES AFFECTED:	2529 N. Milwaukee Avenue	
SUBJECT:	Application for a variation to establish a public place of amusement license to provide live entertainment, music, DJ, and cover charge within an existing restaurant which is located within 125' of a residential district.	
 537-19-S	ZONING DISTRICT: B3-3	WARD: 27
APPLICANT:	Intercultural Montessori Foreign Language Immersion School	
OWNER:	Same as applicant	
PREMISES AFFECTED:	114 S. Racine Avenue	
SUBJECT:	Application for a special use to expand an existing school use on the second floor of an existing three-story, mixed use building.	
 538-19-Z	ZONING DISTRICT: RT-4	WARD: 2
APPLICANT:	Michael Kang	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2147 W. Thomas Street	
SUBJECT:	Application for a variation to reduce the east side setback from the required 2.4' to zero (west to be zero), combined side setback from 2.4' to zero for a proposed one-story addition to the existing one-story, single family residence.	
 539-19-Z	ZONING DISTRICT: RT-4	WARD: 2
APPLICANT:	Michael Kang	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2147 W. Thomas Street	
SUBJECT:	Application for a variation to reduce the rear yard open space from the required 194.73 square feet to 115 square feet for a proposed rear one-story addition to the existing one-story, single family residence.	

540-19-S	ZONING DISTRICT: B3-2	WARD: 44
APPLICANT:	3505 Clark, Inc.	
OWNER:	JJK Clark St, LLC	
PREMISES AFFECTED:	3505 N. Clark Street	
SUBJECT:	Application for a special use to establish an outdoor rooftop patio located on the roof of an existing restaurant.	

541-19-S	ZONING DISTRICT: C1-3	WARD: 3
APPLICANT:	3647-57 S Indiana, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3649 S. Indiana Avenue	
SUBJECT:	Application for a special use to establish residential use below the second floor for a proposed two-story, four dwelling unit building.	

542-19-S **ZONING DISTRICT:** C1-3 **WARD:** 3
APPLICANT: 3647-57 S Indiana, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3657 S. Indiana Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed two-story, four dwelling unit building.

543-19-Z	ZONING DISTRICT: RS-2	WARD: 45
APPLICANT:	Jennifer and Patrick Boyle	
OWNER:	Same as applicant	
PREMISES AFFECTED:	4047 W. Warwick Avenue	
SUBJECT:	Application for a variation to reduce the east side setback from the required 4.9' to 2.37' (west to be 13.58') combined side setback to be 15.95' for a proposed three-story addition in the rear of an existing three-story, single family residence.	

544-19-Z	ZONING DISTRICT: C1-1	WARD: 21
APPLICANT:	The Phillips Brand, LLC dba The Affair Room	
OWNER:	V.A.C.K.Y.R Aboriginal	
PREMISES AFFECTED:	1929 W. 87th Street	
SUBJECT:	Application for a variation to establish a public place of amusement license for a proposed banquet hall in an existing building.	

545-19-S	ZONING DISTRICT: C1-1	WARD: 21
APPLICANT:	The Phillips Brand, LLC dba The Affair Room	
OWNER:	The 87th Street Church of Christ	
PREMISES AFFECTED:	1937-59 W. 87th Street	
SUBJECT:	Application for a special use to establish thirteen required off-site parking spaces to serve a proposed banquet hall facility located at 1929 W. 87th Street.	

546-19-S	ZONING DISTRICT: B3-2	WARD: 2
APPLICANT:	Barber Greg, Inc.	
OWNER:	Saratoga Property Advisers, LLC	
PREMISES AFFECTED:	2151 W. Division Street	
SUBJECT:	Application for a special use to establish a hair salon.	

547-19-S **ZONING DISTRICT:** B1-2 **WARD:** 17
APPLICANT: Chareay Gavin dba Visionary Beauty and Barber Salon
OWNER: Select Property Group, LLC
PREMISES AFFECTED: 7759 S. Halsted Street
SUBJECT: Application for a special use to establish a hair salon.

548-19-A	ZONING DISTRICT: RS-1	WARD: 41
APPLICANT:	Irony, LLC	
OWNER:	Same as appellant	
PREMISES AFFECTED:	6854 W. Thorndale Avenue	
SUBJECT:	Application for an appeal of the decision of the office of the Zoning Administrator in refusing to recognize 6854 W. Thorndale as a buildable lot.	

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407-19-Z	ZONING DISTRICT: RM-4.5	WARD: 43
APPLICANT:	1913 N. Halsted Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1913 N. Halsted Street	
SUBJECT:	Application for a variation to reduce the rear setback from the required 39.3' to 32' for a proposed four-story, two dwelling unit building.	

413-19-S	ZONING DISTRICT: B3-2	WARD: 49
APPLICANT:	JYM Investments, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2321 W. Howard Street	
SUBJECT:	Application for a special use to establish a one-lane drive through to serve a proposed one-story, restaurant.	

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